

# The Shops at Waters District



**For Lease** | *Call for Pricing*

**TEXAS LEGACY**  
REALTY

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### PROPERTY HIGHLIGHT

Texas Legacy Realty is pleased to present a premier 8.28-acre retail development opportunity located at Haltom City, TX. Positioned in the high-growth North Fort Worth/Haltom City corridor, this project is designed to capture the significant and underserved demand for Asian-centric retail and specialty grocery.

The property offers outstanding visibility along NE Loop 820 and is strategically positioned to serve a dense concentration of surrounding multifamily and residential communities. Supported by a proven market model in the immediate trade area and featuring multiple flexible site configurations, this development presents a compelling, high-return opportunity for retailers and investors seeking to capture strong daily-needs consumer demand.

### OFFERING SUMMARY

TOTAL LAND	8.28 ACRES
GROSS LEASEABLE AREA	95,000 SF
MINIMUM DIVISIBLE SF	~1,000 SF
EST. PARKING RATIO	1:190

### USERS

Exceptional opportunity for retail, restaurant, and service users in a high-visibility, high-traffic location. The site is ideally suited for fast-casual dining, medical and dental, fitness and wellness, specialty retail, and convenience-oriented tenants serving the surrounding residential and multifamily communities.

#### Strategic Location

Direct frontage and high visibility on NE Loop 820 with secondary access via Fossil Creek Blvd.

#### Proven Success Model

Follows the successful anchor model of H-Mart Haltom, which achieved high occupancy upon construction completion.

#### Strong Pre-Leasing Activity

Historical data from similar local projects shows up to 70% of LOIs executed prior to groundbreaking.

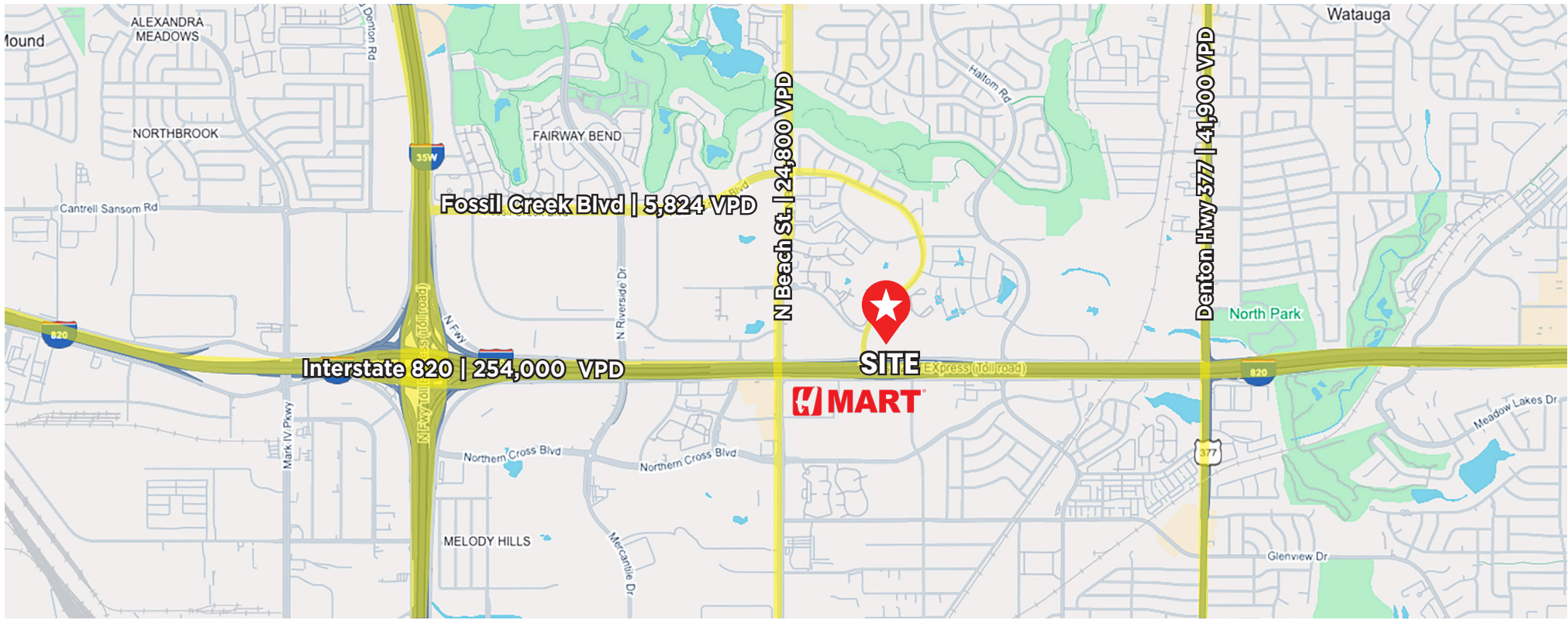
#### Dominant Market Gap

Significant undersupply of Asian-focused retail and grocery within a 3-mile radius despite a rapidly growing demographic.

### AREA RETAILERS

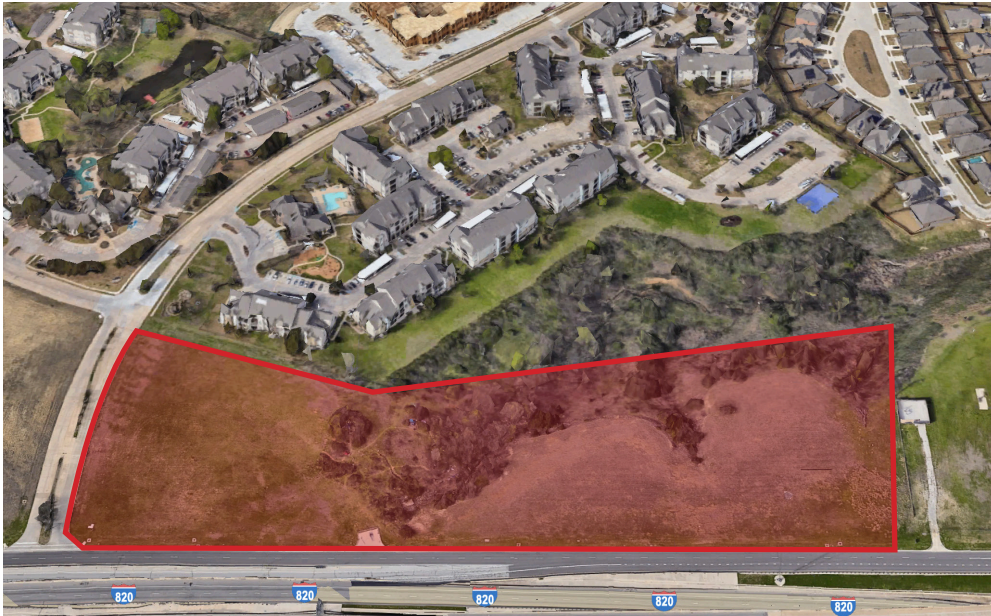


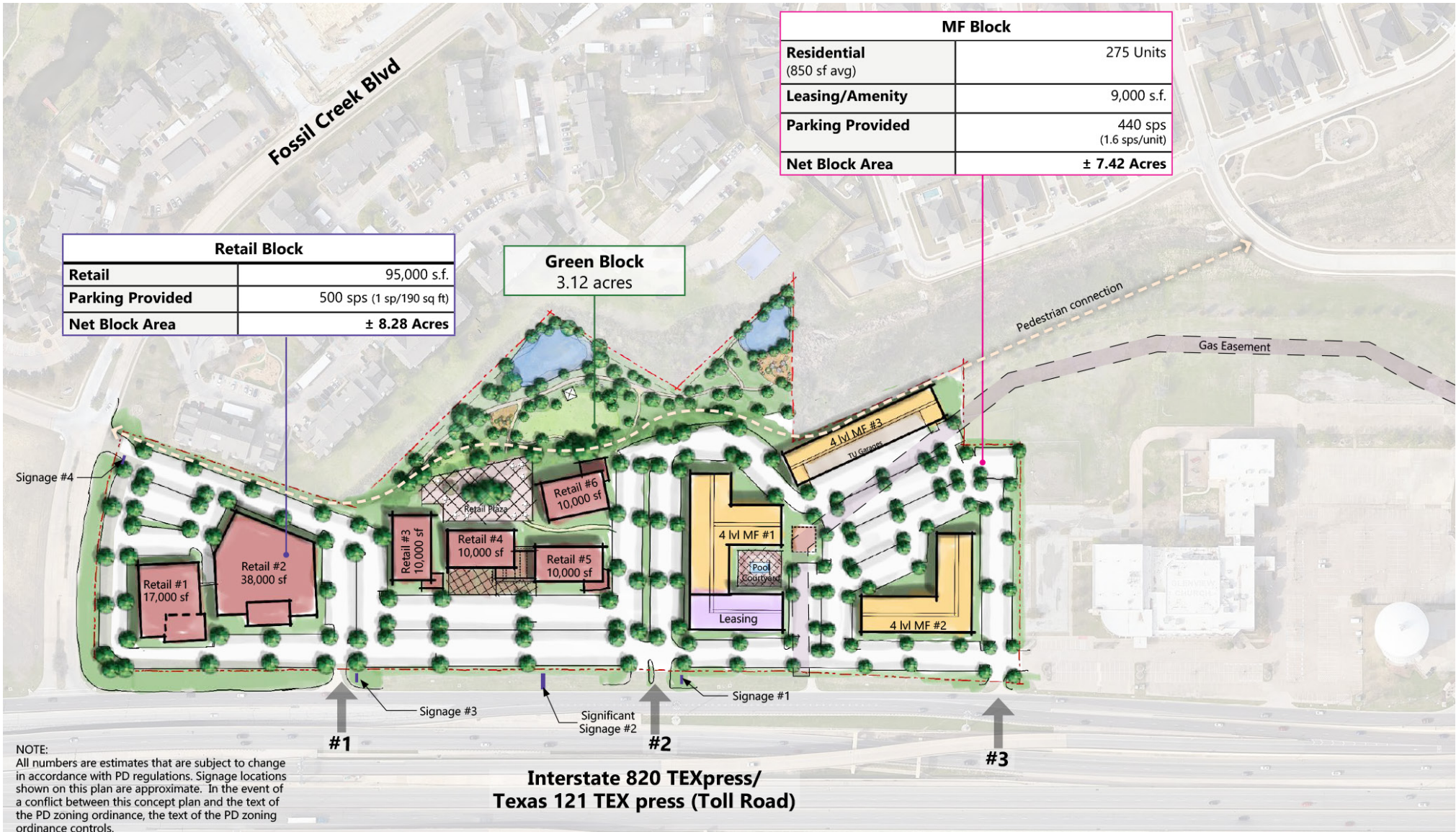
DEMOGRAPHICS	1 Miles	5 Miles	10 Miles	TRAFFIC COUNTS	
2024 Population (Pop.)	10,033	280,080	961,073	Interstate 820 & I-35 Intersection	254,000 VPD
2024 Households (HH)	4,227	98,246	342,117	N Beach St (North of 820)	24,800 VPD
2024 Avg. HH Income	\$69,695	\$88,425	\$99,518	Denton Hwy 377 (North of 820)	41,900 VPD
5-Yr. Pop. Growth (Total %)	6.53%	5.23%	5.77%	N Haltom Road	5,824 VPD











\* The property image is a conceptual rendering and subject to change.

### Conceptual Rendering Retail Spaces

Lot Size Call for Details

Year Built 2027

Leaseable Space Call for Details



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\* The property image is a reference for retail ideation and subject to change.



# Information About Brokerage Services



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date